092.0	0001	0001.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	576,100	/	576,100
USE VALUE:	576,100	/	576,100
ASSESSED:	576,100	/	576,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
40		FABYAN ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CICCHETTI PAUL A
Owner 2:	
Owner 3:	
Street 1:	835 S IVY ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	VA Cntry: Own Occ: N
Postal:	22204 Type:

PREVIOUS OWNER

Owner 1:	COADY DEBORAH N -
Owner 2:	-
Street 1:	40 FABYAN ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 4,724 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1961, having primarily Vinyl Exterior and 1464 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	9	Varied
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4724.000	182,900		393,200	576,100
Total Card	0.108	182,900		393,200	576,100
Total Parcel	0.108	182,900		393,200	576,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 393.51 | /Parcel: 393.5

Legal Description

User Acct
59126
GIS Ref
GIS Ref
Insp Date
10/29/18

Entered Lot Size	
Total Land:	
Land Unit Type:	

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 092.0-0001-0001.0

!7472!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	182,900	0	4,724.	393,200	576,100	576,100	Year End Roll	12/18/2019
2019	101	FV	170,800	0	4,724.	398,800	569,600	569,600	Year End Roll	1/3/2019
2018	101	FV	170,800	0	4,724.	297,700	468,500	468,500	Year End Roll	12/20/2017
2017	101	FV	170,800	0	4,724.	269,600	440,400	440,400	Year End Roll	1/3/2017
2016	101	FV	170,800	0	4,724.	258,400	429,200	429,200	Year End	1/4/2016
2015	101	FV	160,500	0	4,724.	219,100	379,600	379,600	Year End Roll	12/11/2014
2014	101	FV	160,500	0	4,724.	207,800	368,300	368,300	Year End Roll	12/16/2013
2013	101	FV	160,500	0	4,724.	197,700	358,200	358,200		12/13/2012

PRINT

Date	Time
12/10/20	22:06:20

LAST REV

Date	Time
05/07/19	14:21:16
apro	

PAT ACCT. 7472

USER DEFINED

Prior Id # 1:	59126
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
COADY DEBORAH	64251-49		9/19/2014		408,000	No	No		
	12689-514		8/23/1974		35,000	No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
10/29/2018	MEAS&NOTICE	BS	Barbara S
12/12/2008	Meas/Inspect	345	PATRIOT
10/6/2005	OWNR INFO	BR	B Rossignol
4/26/2000	Inspected	276	PATRIOT
1/26/2000	Mailer Sent		
1/26/2000	Measured	276	PATRIOT
12/1/1981		MS	

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4724		Sq. Ft.	Site		0	70.	1.19	5									393,205						393,200	

Total AC/HA:	0.10845	Total SF/SM:	4724	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total:	393,205	Spl Credit		Total:	393,200

EXTERIOR INFORMATION

Type:	5 - Cape
Sty Ht:	2 - 2 Story
(Liv) Units:	1 Total: 1
Foundation:	1 - Concrete
Frame:	1 - Wood
Prime Wall:	4 - Vinyl
Sec Wall:	%
Roof Struct:	1 - Gable
Roof Cover:	1 - Asphalt Shgl
Color:	WHITE
View / Desir:	

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1961	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:	%		
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	25	%
Bsmnt Flr:	14 - Asphalt Tile		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Fair
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.35000002
Const Adj.:	0.99742496
Adj $ / SQ:	141.385
Other Features:	81250
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	265047
Depreciation:	82165
Depreciated Total:	182882

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 5		BRs: 2			Baths: 1				HB 1		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	
Totals			
1	5	2	

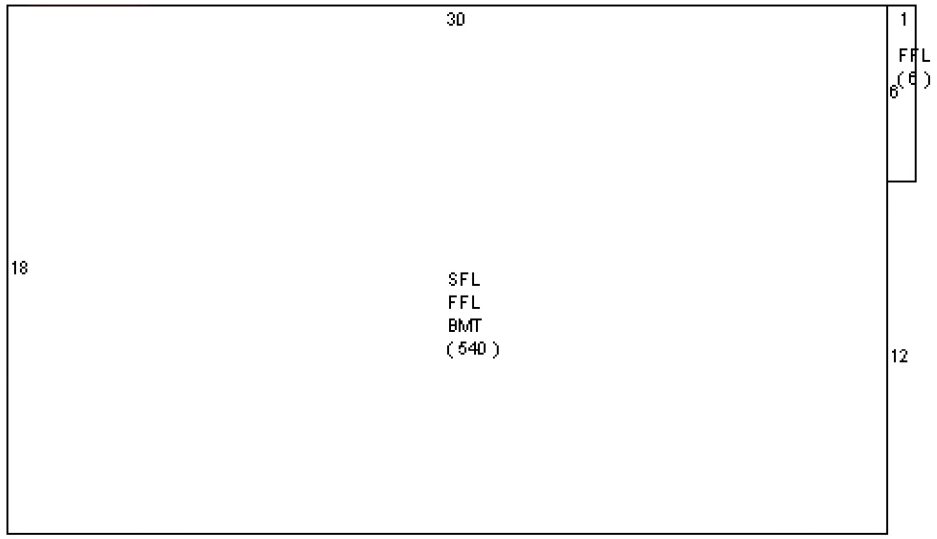
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	141.38
Special Features:	0	Val/Su Net:	114.38
Final Total:	182900	Val/Su SzAd	172.71

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	546	141.380	77,196
BMT	Basement	540	63.090	34,070
SFL	Second Floor	513	141.380	72,531

Net Sketched Area:	1,599			Total:	183,796
Size Ad	1059	Gross Are	1626	FinArea	1464

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	75	C	
SFL	95				

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:	Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 092.0-0001-0001.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:	Total: